

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: July 8, 2021

SUBJECT: Planning & Zoning Commission meeting—July 13, 2021

The Planning and Zoning Commission will hold a meeting on July 13, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Jul 13, 2021 7:30 PM - 10:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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This meeting might be broadcast live on TV79.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 13, 2021

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Land Filling & Regrading Application #508, Town of Darien, 30 Edgerton Street (aka 204 Hollow Tree Ridge Road). Proposal to level off the former Darien Senior Center site, including filling and grading; removal of paved surfaces and establishment of grass areas; and to perform related site development activities. The 27+/- acre subject property is on the west side of Edgerton Street, approximately 120 feet north of its intersection with Edgerton Court, and is shown on Assessor's Map #22 as Lot #84 in the R-1/2 and MU Zones.

Continuation of Public Hearing regarding Coastal Site Plan Review #357, Flood Damage Prevention Application #408, Land Filling & Regrading Application #505, George & Kelly Whitridge, 29 Tokeneke Trail. Proposal to raze the existing residence, remove the existing tennis court, and construct a new single-family residence with a new driveway and parking areas, pool and terrace/patio areas, and installation of stormwater management and a new subsurface sewage disposal system, and to perform related site development activities within regulated areas. The 1.23+/- acre subject property is located on the west side of Tokeneke Trail, approximately 1,000 feet south of its intersection with Canoe Trail, and is shown on Assessor's Map #69 as Lot #40A in the R-1 Zone.
HEARING OPENED 6/22/2021.

GENERAL MEETING

Business Site Plan Application #296, Special Permit Application #296, Land Filling & Regrading Application #409, FR Darien, LLC – The Commons at Noroton Heights.
Proposed revision to the layout of the Public Plaza Easement Areas to potentially allow for exclusive outdoor dining for some restaurant tenants.

Modification of Subdivision Application #587-A, Paul & Sally Hughes, 42 Goodwives River Road.
Proposed modification of Conservation Easement areas.

Deliberations and possible decisions regarding:

Coastal Site Plan Review #356, Land Filling & Regrading Application #504, James & Liane Hamilton, 40 Swifts Lane. Proposal to construct a new pool, spa, an associated patio area and stormwater management, and to perform related site development activities within a regulated area.

Land Filling & Regrading Application #503, Stanislaw & Elzbieta Makowski, 288 West Avenue.
Proposal to construct a new driveway with associated retaining walls and stormwater management and to perform related site development activities, including removal of a portion of the existing retaining wall with frontage on West Avenue and filling and regrading of the property.

Coastal Site Plan Review #358, Flood Damage Prevention Application #409, Land Filling & Regrading Application #506, Graham & Jennifer Foster, 10 Pratt Island. Proposal to raze the existing residence and construct a new single-family residence in generally the same location, construction of a new driveway and parking areas, pool, spa, and patio areas, and installation of stormwater management and to perform related site development activities within regulated areas.

Proposed Amendments to Darien Zoning Regulations (COZR #4-2021) put forth by the Darien Planning & Zoning Commission. Proposal to amend Sections 583, 588, and 589 of the Darien Zoning Regulations to clarify that the inclusionary zoning standards pertain to both multi-family and single-family uses, and that the standards would be triggered via four or more units or building lots (for subdivisions); Proposal to increase the amount of deed-restricted, below market rate units required as part of an inclusionary project from 12% to 14%, and to modify Appendix 'E' of the Regulations accordingly; Proposal to change "affordable units" or "affordable housing units" to "below market rate units".

Proposed Amendments to Darien Zoning Regulations (COZR #3-2021) put forth by the Darien Planning & Zoning Commission. Proposal to amend Sections 456, 512, 514, 515, 528, 532, 547 and 577 of the Darien Zoning Regulations to eliminate wording regarding specific parking standards, and instead refer to the parking standards for multi-family housing established in Section 904 of the Regulations; Proposal to amend Section 904 of the Darien Zoning Regulations to reduce the amount of required parking for multi-family housing.

Deliberations ONLY regarding:

Special Permit Application #4-B / Site Plan, Piedmont Associates, Inc., Piedmont Club, 152 Hecker Avenue. Proposal to install a 12' x 70' bocce court on the south side of the property and to replace existing landscaping in the buffer areas along the shared property lines to the south and east.

Proposed Amendments to Darien Zoning Regulations (COZR #2-2021) put forth by Jeffery Brown, 26 Peach Hill Road. Proposal to amend Sections 331 and 405 of the Darien Zoning Regulations to allow temporary owner occupancy of an existing single-family dwelling, as an accessory dwelling unit, on lots greater than or equal to 0.5 acres, while a new replacement single-family dwelling is being constructed on the same lot. Applications would be subject to Special Permit Review by the Commission and would be required to conform with standards established to protect the health and welfare of occupants and the immediately surrounding neighborhood. *HEARING CLOSED: 5/25/2021. DECISION DEADLINE: 7/29/2021.*

Special Permit Application #320, Jeffery Brown, 26 Peach Hill Road. Request to allow continued, temporary owner occupancy of the existing single-family dwelling on the subject property, as an accessory dwelling unit, in conformance with Sections 331, 405, and 1000 of the Darien Zoning Regulations, while a new replacement single-family dwelling is being constructed on the same lot. *HEARING CLOSED: 5/25/2021. DECISION DEADLINE: 7/29/2021.*

Brief discussion of Accessory Dwelling Units (ADUs) and Marijuana/cannabis dispensary facilities.

Chairman's Report

Approval of Minutes

May 11, 2021; May 18, 2021; May 25, 2021
June 1, 2021; June 8, 2021; June 22, 2021

Any Other Business (requires two-thirds vote of Commission)

NOTE: Next upcoming Meetings—July 20, 2021 & July 27, 2021

ADJOURN.